

011.A

0001

0402.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

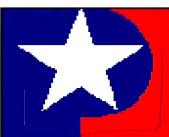
458,800 / 458,800

USE VALUE:

458,800 / 458,800

ASSESSED:

458,800 / 458,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Unit #: 402

Owner 1: WANG PING & RIQI

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST UNIT 402

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DONAHUE KEVN M -

Owner 2: -

Street 1: 60 PLEASANT ST UNIT 402

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102	0.000	458,800			458,800			149262
Total Card	0.000	458,800			458,800			GIS Ref
Total Parcel	0.000	458,800			458,800			GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card: 508.65	/Parcel: 508.65		Entered Lot Size		Insp Date
						Total Land:		10/11/17
						Land Unit Type:		

PREVIOUS ASSESSMENT

Parcel ID 011.A-0001-0402.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	458,800	0	.	.	458,800		Year end	12/23/2021
2021	102	FV	452,200	0	.	.	452,200		Year End Roll	12/10/2020
2020	102	FV	439,100	0	.	.	439,100	439,100	Year End Roll	12/18/2019
2019	102	FV	369,900	0	.	.	369,900	369,900	Year End Roll	1/3/2019
2018	102	FV	304,200	0	.	.	304,200	304,200	Year End Roll	12/20/2017
2017	102	FV	282,300	0	.	.	282,300	282,300	Year End Roll	1/3/2017
2016	102	FV	282,300	0	.	.	282,300	282,300	Year End	1/4/2016
2015	102	FV	253,800	0	.	.	253,800	253,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONAHUE KEVN M,	63009-456		12/3/2013		272,000	No	No		
GROGAN THOMAS P	59819-195		8/22/2012		245,000	No	No		
GROGAN THOMAS J	54512-591		4/7/2010	Family		1	No	No	Thomas J Grogan dod 10/29/2010
	18251-33		6/1/1987		151,500	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017										Measured	DGM	D Mann
11/22/2012										MLS	EMK	Ellen K
5/6/2000											197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.																			
Sty Ht: 5	- 5 Story			A Bath: 1	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																						
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																						
Frame: 2	- Steel			1/2 Bath: 1	Rating:																						
Prime Wall: 8	- Brick Veneer			A HBth: 1	Rating:																						
Sec Wall: 1	%			OthrFix: 1	Rating:																						
Roof Struct: 4	- Flat			OTHER FEATURES				RESIDENTIAL GRID																			
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1			# Units: 1															
Color: BRICK				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir: V	- Very Good			Frl: 1	Rating:			Other																			
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																			
Grade: C	- Average							Lvl 2																			
Year Blt: 1971	Eff Yr Blt:							Lvl 1																			
Alt LUC:	Alt %:							Lower																			
Jurisdct:	Fact: .							Totals	RMs: 4	BRs: 2	Baths: 1	HB															
Const Mod:								REMODELING				RES BREAKDOWN															
Lump Sum Adj:								Exterior:	No Unit	RMS	BRS	FL															
INTERIOR INFORMATION								Interior:	1	4	2	0															
Avg Ht/FL: STD								Additions:																			
Prim Int Wal: 2	- Plaster							Kitchen:																			
Sec Int Wall: 1	%							Baths:																			
Partition: T	- Typical							Plumbing:																			
Prim Floors: 4	- Carpet							Electric:																			
Sec Floors: 1	%							Heating:																			
Bsmnt Flr: 1								General:																			
Subfloor: 1								CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL							
Bsmnt Gar: 1												Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Electric: 3	- Typical											GLA	Gross Liv Ar				902	496.770	448,088								
Insulation: 2	- Typical																										
Int vs Ext: S																											
Heat Fuel: 3	- Electric																										
Heat Type: 6	- Elec Base/B																										
# Heat Sys: 1																											
% Heated: 100	% AC: 100																										
Solar HW: NO	Central Vac: NO																										
% Com Wal	% Sprinkled																										
MOBILE HOME				Make: []				Model: []				Serial #:				Year: []				Color: []							
SPEC FEATURES/YARD ITEMS																PARCEL ID 011.A-0001-0402.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
More: N	Total Yard Items:																										
	Total Special Features:																										
	Total:																										
																				IMAGE							
																				AssessPro Patriot Properties, Inc							
																											